

MUNICIPAL CODE PARKING REGULATIONS

Item 6a: Hold Public Hearing, Waive First Reading and Introduce an Ordinance to amend and replace San Bruno Municipal Code Title 12 (Land Use) Article III (Zoning) Chapter 12.100 (Off-Street Parking and Loading) and amend Chapters 12.92, 12.96 and 12.200, and adopt the associated Parking Design Standards Resolution and Parking Fee Resolution

City Council

February 11, 2020

Darcy Smith,
Community and Economic Development Director



Staff and Consultant Team

- Darcy Smith, Community and Economic Development Director
- Pamela Wu, Planning and Housing Manager
- Kelly Beggs, Contract Senior Planner, Good City Company
- Aaron Aknin, Principal, Good City Company
- Jason Moody, Managing Principal, Economic & Planning Systems

Objective

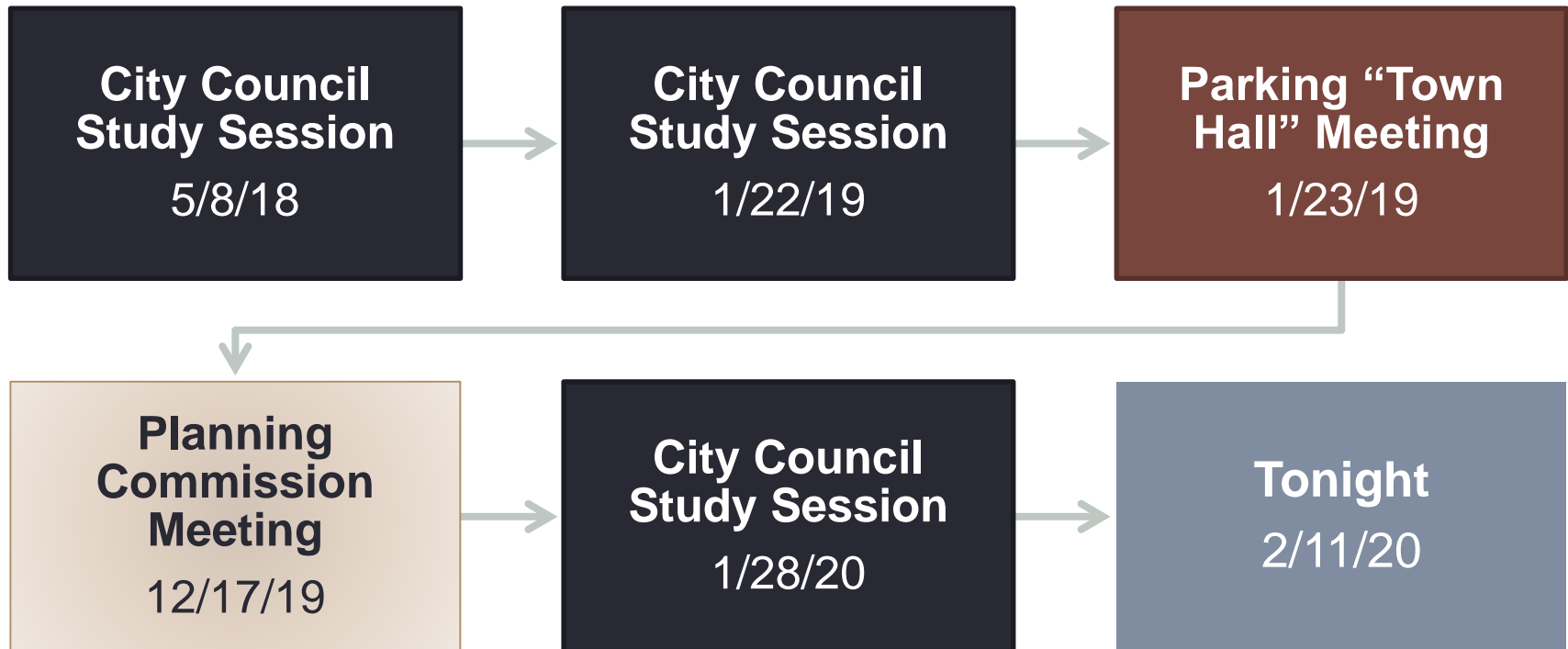
- Introduce Parking Ordinance and adopt the associated Parking Design Standards Resolution and Parking Fee Resolution
- Key objectives of the Ordinance and Resolutions:
 - Revised Transit Corridors Plan parking standards
 - Strategies to increase off-street private parking stalls in neighborhoods
 - Downtown Parking Management strategies including funding for a downtown parking garage
 - Downtown economic revitalization

Agenda

- I. Background
- II. Ordinance and Resolutions Overview
- III. City Council January 28th Study Session
Summary and Responses
- IV. Tonight's Action
- V. Questions

Background

Background: Public Meetings



Ordinance and Resolutions Overview

Ordinance Overview

Applies to:

- Brand new construction
 - Ex: a new residential, retail, or industrial building
- Enlargements of existing buildings and land uses
 - Ex: An addition to an existing retail building
- Changes of land use occupying existing buildings
 - Ex: a change in the use from retail to restaurant)

Ordinance will amend and replace Municipal Code Chapter 12.100 (Off-Street Parking and Loading) and amend Chapters 12.92, 12.96, and 12.200 of the Municipal Code



Ordinance: Key Features

- Off-street vehicle parking and loading requirements
- New motorcycle/scooter/bicycle parking requirements
- New landscaping requirements
- Transportation Demand Management (TDM) and Parking Management Plan requirements



Long-term Bicycle Parking Example



Short-term Bicycle Parking Example

Ordinance Main Objectives

- Update Parking Standards
- Implement Residential Off-street Parking Strategies
- Facilitate Economic Revitalization
 - Small Downtown Business Exemptions
 - Parking In-lieu Fee
- Implement Long-Range Plans

Updated Parking Standards

Required Off-Street Parking: Residential

USE CATEGORY	LAND USES	REQUIRED PARKING SPACES
General Residential	Multi-Family Residential Units (Rental or Condominiums)	Studio and 1-bedroom units: <u>1 parking space per unit</u> 2 or more-bedroom units: <u>2 parking spaces per unit</u> Guest parking: 1 space per 10 units
	Single-Family Homes, Duplexes, and Triplexes	<u>2 covered parking spaces per unit</u>

Updated Parking Standards

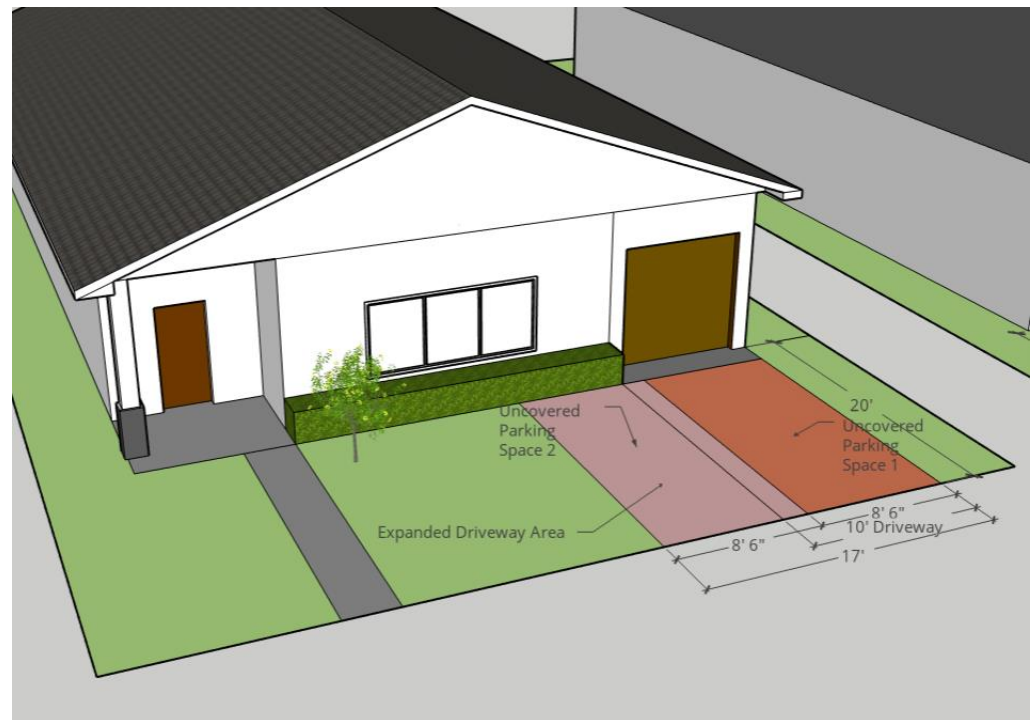
Required Off-Street Parking: Major Nonresidential Land Uses

USE CATEGORY	LAND USES	REQUIRED PARKING SPACES
General Retail	Retail Sales and Services, Gas and Service Stations, Adult Businesses, Pawn Shops, Smoke Shops, Check Cashing Establishment	1 space per 300 square feet of floor area
Eating and Drinking	Bars, Nightclubs, and Lounges; Restaurants, Cafés, and Drive-Through Facilities	1 space per 100 square feet of public floor area
Entertainment and Services	Health and Exercise Clubs, Commercial Recreation and Entertainment, Personal Services, Massage Establishments, and Business Services	1 space per 250 square feet of floor area
Office	Medical Offices, Government Offices, Social Services and Charitable Institutions, Professional Office	1 space per 300 square feet of floor area
Vehicle Related	Vehicle Sales and Rental	1 space per 600 square feet of show room floor area
	Vehicle Repair and Maintenance, Vehicle Service Stations	1 space per 500 square feet of floor area

Residential Off-Street Parking Supply Strategies

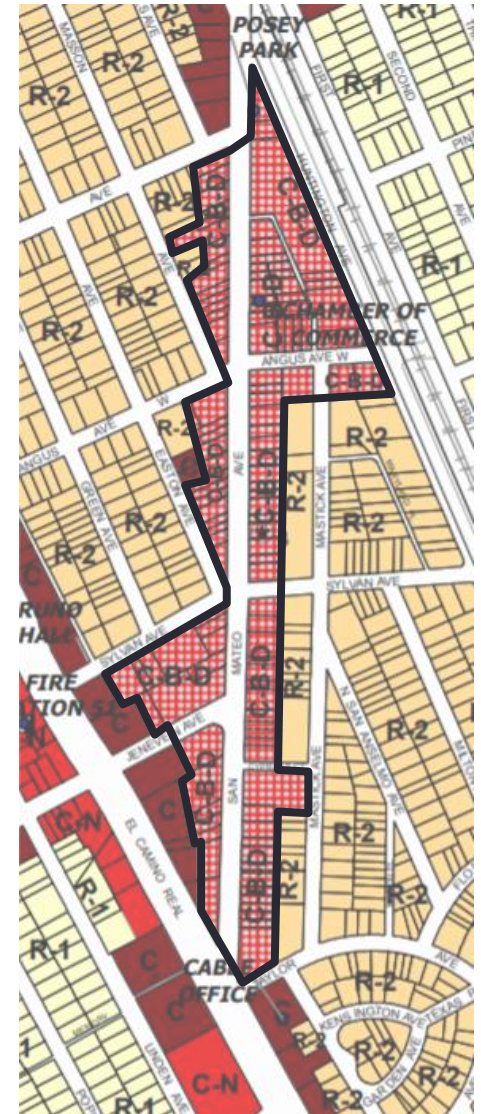
Aim to increase the amount of usable off-street private parking stalls in high impact parking zones, as designated by City Council, through:

- Front Setback Reduction
- Garage Depth Reduction
- Uncovered Side Yard Parking
- Uncovered Front Yard Parking (angled or 90 degree)



Central Business District – Small Business Exemption

- Applies to pre-2005 buildings in the Central Business District (CBD)
 - Parking Assessment District: CBD parking assessment district (1980's - mid-2000's) funded and maintained existing surface parking lots
- Exemption
 - No additional off-street parking or in-lieu fee required for first 2,500 sf of any change of use to a more intensive use



Parking In-lieu Fee

- Applies to nonresidential land uses located in Specific Plan Areas
- Property owners can pay a fee in-lieu of providing off-street parking for **up to 30%** of required parking spaces
- Fee amount to be set by City Council Resolution



City of South San Francisco- Miller Ave Parking Structure

In-Lieu Fee Amount Recommendation

Specific Plan Areas (Except Bayhill)	
In-Lieu Fee Spaces	Fee (per space)
Non-Residential Land Uses (excluding Office)	
1-5 Spaces	\$2,500
6-10 Spaces	\$5,000
More than 10 Spaces	\$10,000
Office Land Uses	
All Quantities	\$25,000

Bayhill Specific Plan Area	
All Non-Residential Land Uses	\$60,000 per space

Parking Fee Resolution

Includes:

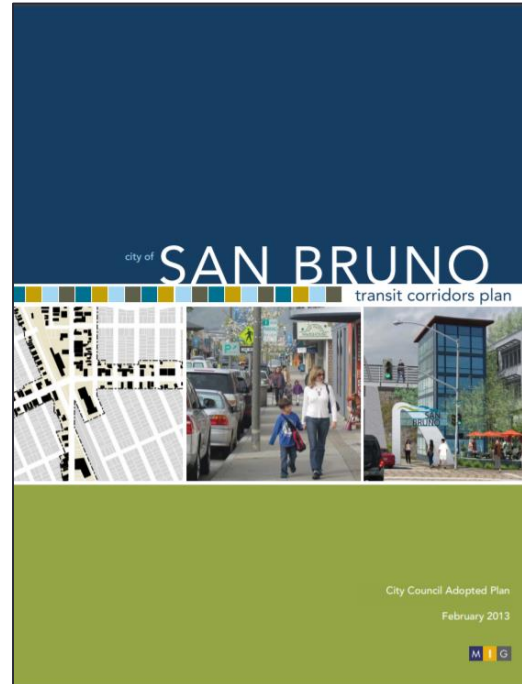
- Parking In-Lieu Fees
- Parking Compliance Permit Fee:
 - Actual Cost of Staff Time and/or Consultant Time – Minimum Deposit of \$1,000 Required

General Plan, TCP, Housing Element Implementation

San Bruno General Plan



ADOPTED MARCH 24, 2009



City Council Adopted Plan
February 2013



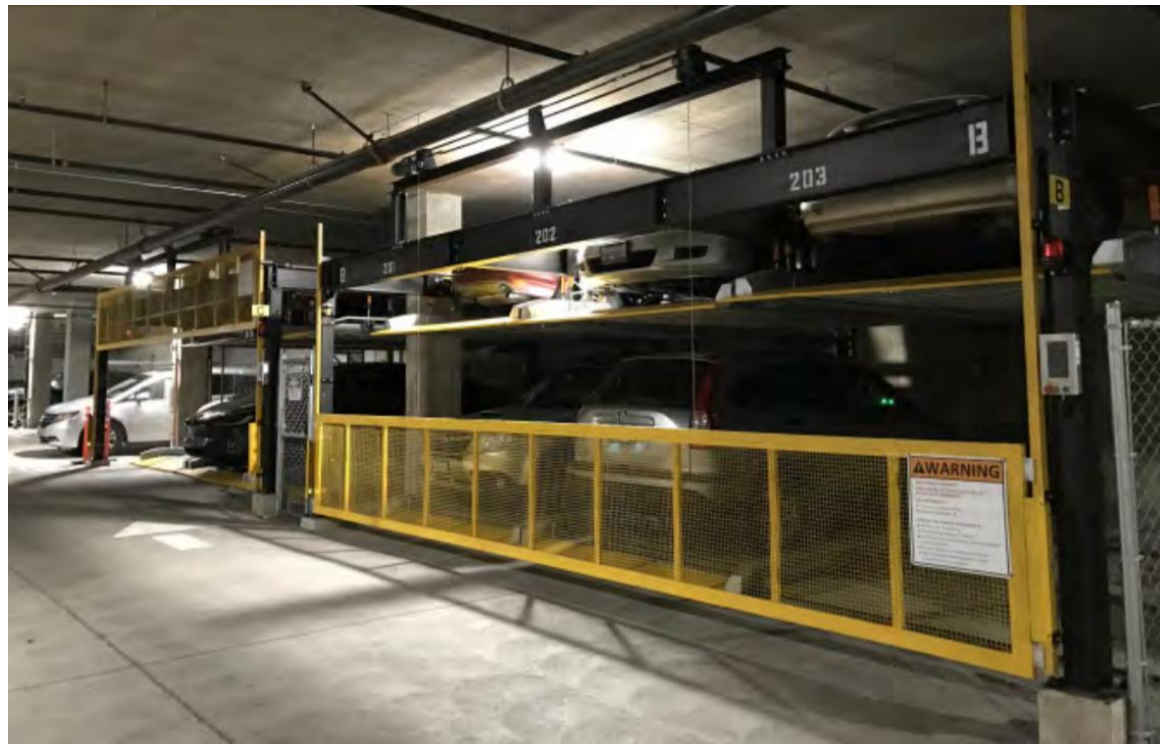
San Bruno Housing Element 2015-2023



Adopted
April 14, 2015

Resolution: Key Features

- Design standards
- Mechanical and automated parking standards



Mechanical Parking Example

City Council Study Session: Summary and Responses

Key Study Session Topics

- Mechanical and Automated Parking Facilities
Maximum
- Tandem Parking for Customers
- Parking In-lieu Fee

Mechanical Parking Maximum

Council Comment: Clarify limitations on mechanical parking

Response: Based on feedback and comments, staff supports raising maximum off-street parking allowed in mechanical to 75% with valet assistance. Some limit is required due to:

- Delay in vehicle access during peak times
- Learning curve for non-repeat users
- Size constraints prohibiting larger vehicles

Modification:

Increase maximum to 75% of required parking spaces allowed as mechanical if valet assistance is provided (50% max with no valet assistance).



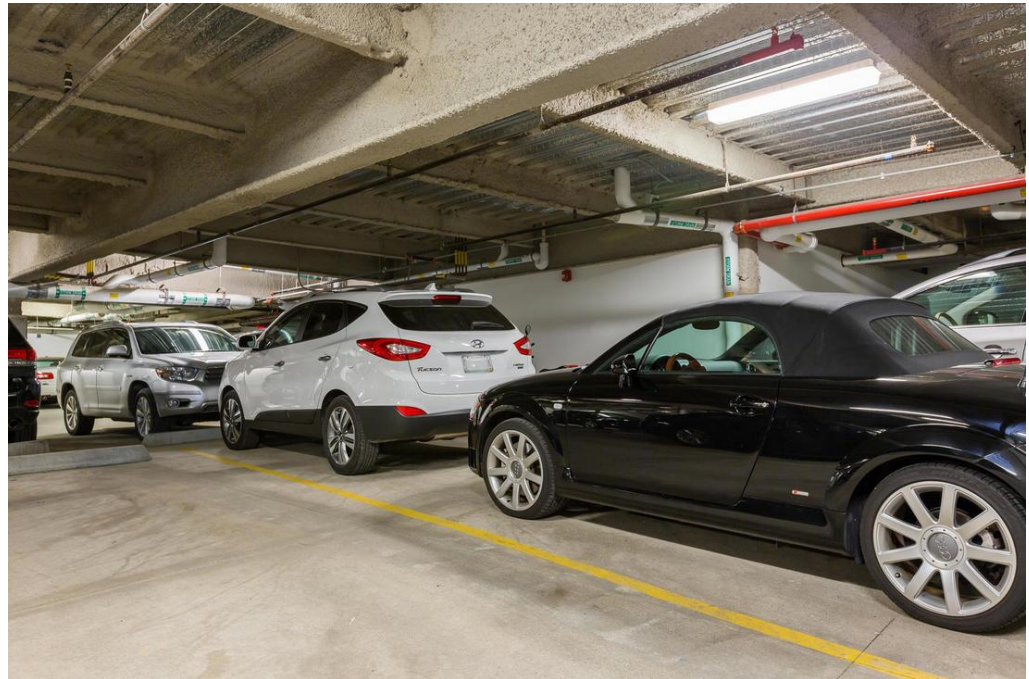
Tandem Customer Parking

Council Comment: Consider allowing tandem parking for customer parking with valet assistance.

Response: Ordinance previously prohibited tandem parking for customer spaces to avoid logistical complications. Requiring valet assistance would alleviate most of these complications.

Modification:

Allow tandem configurations for customer parking if valet assistance is provided with recordation of an “Agreement to Provide Parking Assistant.”



Parking In-Lieu Fee

Council Comment: Explain fee difference between the Bayhill specific plan area (\$60,000) and the other specific plan areas (sliding scale ranging from \$2,500 to \$10,000).

Response: Bayhill specific plan area has higher land values that support a higher in-lieu fee. In addition, developments in this area are likely to require costly underground garages.

Modification:

- No change to Bayhill fee.
- Additional fee proposed for TCP/NSP Specific Areas for Office uses.



Final Ordinance

- Final revisions made to the Ordinance and resolutions based on City Attorney, EPS, and staff input, including:
 - Emergency Shelter Uses: Specified Vehicle and Bicycle Parking Standards
 - In-Lieu Fee: New Flat Fee of \$25,000 for Office Land Uses in specific plan areas (except Bayhill)
 - Other non-substantive final revisions

City Council Tonight's Action

Tonight's Action

- Hold Public Hearing, Waive First Reading and Introduce an Ordinance to amend and replace San Bruno Municipal Code Title 12 (Land Use) Article III (Zoning) Chapter 12.100 (Off-Street Parking and Loading) and amend Chapters 12.92, 12.96 and 12.200, and adopt the associated Parking Design Standards Resolution and Parking Fee Resolution

QUESTIONS?



Impact of \$25K in lieu fee on TCP/NSP Office Project

	4 Story Office with Ground-floor Retail		4 Story Expanded Office with Ground-floor Retail
Uses \$25k In-Lieu Fee	No	Yes	Yes
Retail SF	8,242 sf	8,242 sf	8,242 sf
Office SF	16,718 sf	16,718 sf	23,044 sf
In-Lieu Fee Spaces	0	25	31
Estimated Project Value	\$19,335,165	\$19,335,165	\$24,078,321
Total Cost	\$18,403,168	\$17,810,921	\$22,251,199
Estimated Land Value	\$932,000	\$1,524,000	\$1,827,000